

**Town of Clarence
Planning and Zoning**

Memo

To: Town Board Members

From: [Your Name]

cc: Town Attorney, Town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce

Date: October 26, 2017

Re: November 1, 2017 Town Board Agenda

Following is a review/analysis of the items listed on the 11/1/2017 Town Board Agenda:

PUBLIC HEARINGS:

1. ANNUAL EXCAVATION PERMIT RENEWALS:

Per the Town of Clarence Excavation Law, the Town Board annually approves excavation permits. This year there are 4 requests, all of which were approved last year. Each applicant must submit their respective NYSDEC mining permits, bonds and corresponding fees before being placed on the formal Town Board agenda. Renewal requests are from:

1. Buffalo Crushed Stone
2. Emeritus Holdings
3. Lakeside Sod
4. Michael Development

2. PURCHASE OF DEVELOPMENT RIGHTS AT 7225 GOODRICH ROAD.

Location: Northeast corner of Goodrich Road and Lapp Road.

Description/History: Existing vacant and agricultural land located in the Agriculture Rural Residential Zone. Property consists of 95 +/- acres and has active farmland, vacant land and a large pond along with an existing home.

Proposal: Applicant would sell development rights to the Town on 90 +/- acres for a purchase price of \$525,000.00. Owner would retain a homestead parcel consisting of 5 +/- acres to include the existing home and an additional future residential building lot. Applicant would retain ownership of the 90 +/- acres with a conservation easement that would allow the continuation of customary agricultural uses with no other development rights retained, in perpetuity.

Comprehensive Plan: Property identified in an agricultural classification.

Reason for Town Board Action: Property would be purchased under the Open Space Bond Act/Greenprint Program.

Issues: A contract of sale with specific conditions will need to be developed. One condition agreed upon is the cleanup of the existing farm on the west side of Goodrich Road.

WORK SESSION ITEMS:

1. THEODORE HALLAC, 7149 TRANSIT ROAD.

Location: Southeast corner of Transit Road and Lapp Road.

Description/History: Existing vacant, residential and commercial property located in the Traditional Neighborhood District.

Proposal: Applicant is seeking a permit to fill the property.

Comprehensive Plan: Area identified within the Swormville Traditional Neighborhood District.

Reason for Town Board Action: Per the Clearing Filling and Grading Local Law, the Town Board has approval authority to issue fill permits.

Issues: Referral to the Planning Board will initiate formal review of the application, including coordinated review under SEQRA.

2. LIFESTYLE CENTER DISTRICT ZONE/AMENDMENT TO ZONING LAW (CHAPTER 229)

Location: Commercial, Major Arterial, Restricted Business and Traditional Neighborhood District Zones located within a sewer district.

Description/History: Draft code to create a Lifestyle Center Zoning District that will allow for a mix of uses in a master planned setting to address issues of character, access and open space within a mixed use design.

Proposal: Draft Law ready for Town Board consideration and adoption.

Reason for Town Board Action: The Town Board has final authority to create a new zoning classification as an amendment to the Zoning Law.

Issues: An action under SEQRA will be required prior to action on the draft law.

